

018.0

0004

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

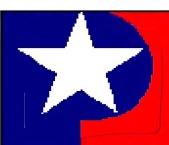
Total Card / Total Parcel

USE VALUE:

1,208,200 / 1,208,200

ASSESSED:

1,208,200 / 1,208,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
40		ELIOT RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: CARUSO PETER T &amp; JOAN E/TRS

Owner 2: PETER T CARUSO TRUST

Owner 3: JOAN E CARUSO TRUST

Street 1: 40 ELIOT RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: CARUSO PETER T/JOAN E -

Owner 2: -

Street 1: 40 ELIOT RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains .155 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 3768 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6738	Sq. Ft.	Site			0	85.	0.92	2									528,819						528,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6738.000	679,400		528,800	1,208,200		12756
							GIS Ref
							GIS Ref
							Insp Date
							09/20/16

Residential

ARDLINGTON

APPRAISED:

1,208,200 / 1,208,200

USE VALUE:

1,208,200 / 1,208,200

ASSESSED:

1,208,200 / 1,208,200

**USER DEFINED**

Prior Id # 1:	12756
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/29/21	20:07:14
LAST REV Date	Time
12/08/21	10:24:37
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	679,400	0	6,738.	528,800	1,208,200		Year end	12/23/2021
2021	101	FV	659,700	0	6,738.	528,800	1,188,500		Year End Roll	12/10/2020
2020	101	FV	659,700	0	6,738.	528,800	1,188,500		Year End Roll	12/18/2019
2019	101	FV	471,200	0	6,738.	684,400	1,155,600	1,155,600	Year End Roll	1/3/2019
2018	101	FV	471,200	0	6,738.	435,500	906,700	906,700	Year End Roll	12/20/2017
2017	101	FV	471,200	0	6,738.	398,200	869,400	869,400	Year End Roll	1/3/2017
2016	101	FV	471,200	0	6,738.	323,500	794,700	794,700	Year End	1/4/2016
2015	101	FV	444,800	0	6,738.	323,500	768,300	768,300	Year End Roll	12/11/2014

Parcel ID 018.0-0004-0007.0

!1523!

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARUSO PETER T/	1511-73		7/12/2017	Convenience		100	No	No	
HOUSER PAUL C	1324-25		7/31/2006		825,000	No	No		
HOUSER PAUL C/T	1255-23		7/12/2002	Family		1	No	No	
CARBONE MATILDA	1237-5		5/18/2001		340,000	No	No		
	698-183		1/1/1901			No	No	N	

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/20/2016	Meas/Inspect	DGM	D Mann
9/20/2016	Permit Visit	DGM	D Mann
2/2/2009	Meas/Inspect	336	PATRIOT
11/16/2006	MLS	MM	Mary M
10/12/1999	Meas/Inspect	243	PATRIOT
8/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**EXTERIOR INFORMATION**

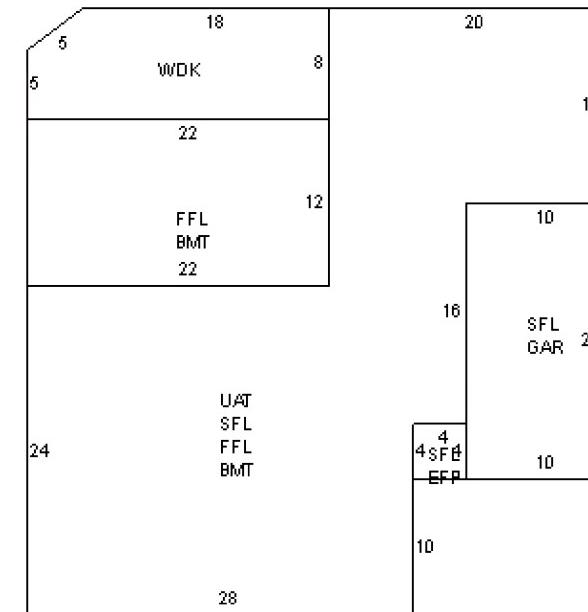
Type:	05 - Garrison	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:	8 - Brick Veneer	10 %
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:	k - Kelwyn Manor	

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

643-5184.

**SKETCH****GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1939
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50 %
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total: 4.6 %

Basic \$ / SQ:	140.00
Size Adj.:	1.05634665
Const Adj.:	1.00801504
Adj \$ / SQ:	149.074
Other Features:	115321
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	712117
Depreciation:	32757
Depreciated Total:	679359

**REMODELING**

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	

Totals: 1 7 4

**RES BREAKDOWN**

Electric:	
Heating:	
General:	

Totals: 1 7 4

**CALC SUMMARY**

Comparable Sales	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	1.00
Special Features:	0
Final Total:	679400
Before Depr:	163.98
Val/Su Net:	149.35
Val/Su SzAd:	262.93

**SKETCH****IMAGE****PARCEL ID**

018-0-0004-0007.0

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More: N

Total Yard Items:

Total Special Features:

Total:

**AssessPro Patriot Properties, Inc**